



# Weekly Permit Bulletin

January 21, 2016

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

## ***How to use this Bulletin***

### ***To learn more about a project:***

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.

### ***To comment on a project:***

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

### ***To appeal a permit decision:***

- You must have filed a written comment expressing your concerns before the decision was made.
- An appeal of a DSD decision is made to the Hearing Examiner, must be in writing, and must be received by the City Clerk's Office by 5 p.m. located on the 2<sup>nd</sup> floor on the appeal deadline indicated in the notice.
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at (360)459-6327.

### ***To receive the bulletin by email:***

Please access our city website at [www.bellevuewa.gov](http://www.bellevuewa.gov) and click on Check Status / Weekly Permit Bulletin / Alerts. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

## ***How to Reach Us:***

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110<sup>th</sup> Ave NE

P.O. Box 90012  
Bellevue, WA 98009-9012  
425-452-6800



## GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the **SEPA** field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

### Notice of Application

#### NOTICE OF APPLICATION

[Bloch Cabana](#)

**Location:** 9535 SE 11<sup>th</sup> St

**Subarea:** Southwest Bellevue

**File Number:** 15-125705-LO

**Description:** Application for Critical Areas Land Use Permit approval to construct a 663 sq. ft. cabana within a steep slope critical area.

**Approvals Required:** Critical Areas Land Use Permit approval, Land Use approval, Concurrence Review and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** February 4, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** November 23, 2015

**Completeness Date:** December 7, 2015

**Applicant:** Jason Henry

**Applicant Contact:** Jason Henry, 206-325-6877

**Planner:** Leah Chulsky, 425-452-6834

**Planner Email:** [lchulsky@bellevuewa.gov](mailto:lchulsky@bellevuewa.gov)

#### NOTICE OF APPLICATION AND PUBLIC MEETING

[Park East Townhomes](#)

**Location:** 1400 Bellevue Way NE

**Subarea:** North Bellevue

**File Number:** 15-126289-LD

**Description:** Application for Design Review approval of a townhome complex consisting of 16 housing units totaling 14,220 sq. ft., 11,150 sq. ft. below grade parking structure and a 450 sq. ft. club house.

**Approvals Required:** Design Review approval, Land Use approval, Concurrence Review and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** February 4, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** January 27, 2016, 7 PM; Bellevue City Hall; 450 110th Ave NE,

**Conference Room:** 1E-109

**Date of Application:** November 4, 2015

**Completeness Date:** January 4, 2016

**Applicant:** Maria Hui

**Applicant Contact:** Linda Abe, Su Development, 425-453-8885,

**Planner:** Leah Chulsky, 425-452-6834

**Planner Email:** [lchulsky@bellevuewa.gov](mailto:lchulsky@bellevuewa.gov)

#### NOTICE OF APPLICATION

[T-Mobile](#)

**Location:** 550 106<sup>th</sup> Ave NE

**Subarea:** Downtown Bellevue

**File Number:** 15-129057-LA

**Description:** Application for Administrative Conditional Use Permit approval to install 9 antennas on an existing rooftop. No additional height.

**Approvals Requested:** Administrative Conditional Use Permit approval, Land Use approval, Concurrence Review and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** February 4, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** December 1, 2015

**Completeness Date:** January 4, 2016

**Applicant Contact:** Gary Abrahams, T-Mobile, 206-349-4279

**Planner:** Leah Chulsky, 425-452-6834

**Planner Email:** [lchulsky@bellevuewa.gov](mailto:lchulsky@bellevuewa.gov)

## NOTICE OF APPLICATION

### [Lee Pier Reconfiguration](#)

**Location:** 100 Cascade Ky

**Neighborhood:** Factoria

**File Number:** 15-129095-WG

**Description:** Application for Shoreline Substantial Development Permit approval to reconfigure an existing dock associated with the existing single family residence and install two 12 inch steel mooring piles. The proposal includes mitigation planting at the bulkhead.

**Approvals Required:** Shoreline Substantial Development Permit approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** February 22, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** December 1, 2015

**Completeness Date:** December 29, 2015

**Applicant Contact:** Ted Burns, Seaborn Pile Driving Co, 206-947-4010

**Planner:** Nick Whipple, 425-452-4578

**Planner Email:** [nwhipple@bellevuwa.gov](mailto:nwhipple@bellevuwa.gov)

## NOTICE OF APPLICATION

### [Hakobyan Slope Restoration](#)

**Location:** 2318 121<sup>st</sup> Ave SE

**Subarea:** Richards Valley

**File Number:** 15-129721-LO

**Description:** Application for Critical Areas Land Use Permit approval for a Vegetation Management Plan to conduct approximately 7,200 square feet of native revegetation planting within a steep slope critical area and steep slope buffer. The proposal is associated with enforcement action 15-111418-EA.

**Approvals Required:** Critical Areas Land Use Permit approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** February 4, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** December 11, 2015

**Completeness Date:** January 7, 2016

**Applicant:** Ara Hakobyan

**Applicant Contact:** Linda Krippner, Krippner Consulting, 206-954-0901

**Planner:** David Wong, 425-452-4282

**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

## Notice of Decision

## NOTICE OF DECISION

### [Kelsey Creek Detention Pond Wetland Restoration](#)

**Location:** 1770 124<sup>th</sup> Avenue NE

**Subarea:** Bel-Red

**File Number:** 15-122640-LO

**Description:** Critical Areas Land Use Permit approval within the West Tributary Detention Pond to restore wetlands adjacent to the West Tributary of Kelsey Creek. The restoration will be integrated into the regional detention facility as part of the long-range vision for the site resulting from redevelopment of the Bel-Red corridor.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

**Appeal Period Ends:** February 4, 2016, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** September 3, 2015

**Completeness Date:** October 1, 2015

**Notice of Application Date:** October 29, 2015

**Applicant Contact:** Abe Santos, City of Bellevue Utilities, 425-452-6456, [asantos@bellevuewa.gov](mailto:asantos@bellevuewa.gov)

**Planner:** Reilly Pittman, 425-452-4350

**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

## NOTICE OF THRESHOLD

## DETERMINATION

### [Meydenbauer Heights Tree Removal](#)

**Location:** 324 102<sup>nd</sup> Avenue SE

**Subarea:** Southwest Bellevue

**File Number:** 15-129382-GB

**Description:** Threshold Determination of an unpermitted tree removal of a diseased tree and site stabilization resulting from a fallen tree on the project site from an adjacent property. All activity is within a stream buffer of Meydenbauer Creek.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

**Appeal Period Ends:** February 4, 2016, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** December 4, 2015

**Completeness Date:** December 24, 2015

**Notice of Application Date:** December 31, 2015

**Applicant Contact:** Tiffany Brown, Pine Forest Properties, 425-454-1900, [tiffany@burnstead.com](mailto:tiffany@burnstead.com)

**Planner:** Reilly Pittman, 425-452-4350

**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

## **NOTICE OF DECISION**

### **Sound Transit East Link South Bellevue segment**

**Location:** I-90 to approximately SE 4th Street, including South Bellevue Park and Ride

**Neighborhood:** Southwest Bellevue

**File Number:** 14-134626-LD

**Description:** Approval of Sound Transit's Design and Mitigation Permit for the portions of its East Link light rail transit system in South Bellevue from I-90 to approximately SE 4th Street. Design and Mitigation Permit review is a mechanism by which the City shall ensure that the design and proposed mitigation for temporary and permanent impacts of a regional light rail transit system and facilities are consistent with:

a. The Comprehensive Plan including without limitation Light Rail Best Practices; and the policies set forth in Land Use Code (LUC) 20.25M.010.B.7; and

c. All applicable standards and guidelines contained in City Codes including the procedures related to involvement of a Citizens Advisory Committee (CAC) as required by LUC 20.25M.035.

Sound Transit must also demonstrate compliance with Design and Mitigation Permit decision criteria as outlined in LUC 20.25M.030.C.3. Design and Mitigation Permit approval is a Process II Administrative Decision subject to the requirements of LUC 20.35.200 - 250.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Final Environmental Impact Statement (FEIS) was issued for the East Link Regional Light Rail Transit project on July 15, 2011. Following issuance of the FEIS, a SEPA addendum was issued on March 26, 2013. This FEIS, addendum, and supporting documentation fulfills State Environmental Policy Act requirements for the proposal. Measures intended to mitigate impacts have been incorporated in the project design.

**Appeal Period Ends:** February 4, 2016, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** June 20, 2014

**Completeness Date:** July 18, 2014

**Notice of Application Date:** August 28, 2014

**Applicant Contact:** Justin Lacson, Sound Transit, 206-302-8126

**Planner:** Matthews Jackson, 425-452-2729

**Planner Email:** [mjackson@bellevuewa.gov](mailto:mjackson@bellevuewa.gov)